



**PLANNING
DEPARTMENT**

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COPY

EXHIBIT 12

MEMORANDUM

TO: Planning Board
FROM: Christopher McGoldrick, Town Planner
CC: Amanda Cavaliere, Guerriere & Halnon, Inc.
File
DATE: March 5, 2020
SUBJECT: Staff Review of 100 Westborough Road (SP 2020-02/SPA)

The following comments reflect staff's review of the submitted application and accompanying material:

Location: 100 Westborough Road, Map 12, Lot 22

Zoning: VMU-TV

Existing Use: Vacant Lot

Proposed Use: Mixed Use Development, Multifamily Dwelling and Townhouse (SP 2020-02)

Requested Action(s): Special Permit to allow Multifamily Dwelling in VMU-TV (SP 2020-02) and Site Plan Approval to allow Mixed Use Development

Summary: The proposed project is a redesign of a previously approved forty-six (46) lot Definitive Subdivision granted on January 22, 2018. The redesign has been prompted by the completion of the "North Grafton Transit Village Strategic Plan", dated July 2017, prepared by Dodson & Flinker, Landscape Architects and Planners and Brovitz Community Planning and Design, and better aligns with the identified municipal objectives for the location.

The Applicant/Owner, D&F Afonso Builders, is proposing a village mixed use project consisting of five (5) three-story structures and four attached townhouse units. The project will consist of a total of one hundred and five (105) new residential units and approximately fourteen thousand forty-four square feet (14,044sf) of retail space.

Waivers: Applicant has not submitted waiver lists at this time.

Neighborhood Setting: Located on Westboro Road (Rt 30) and Institute Road in relatively close proximity to the Grafton MBTA Train Station, abutting a mixture of open, residential and commercial properties.

Required Findings and Comment:

**Site Plan Approval
Section 1.5.5**

- a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

A Traffic Plan is required in accordance with Section 8.2.1 of the Grafton Zoning Bylaw. The Applicant's traffic engineer should consult with the Fire Department to ensure the site provides adequate access and circulation for emergency vehicles.

Provided plans feature provision of pedestrian, bicycle and vehicular infrastructure, including off site traffic improvements on Institute Road. The Applicant may wish to consider providing additional pedestrian crosswalks to connect the northwest mixed use structure to the exterior 4' sidewalk along the perimeter of the site.

Additionally, building entrances should be added/adjusted to face the public street. The applicant may wish to consider additional detail or entrances to the proposed residential buildings for units facing the internal intersection and facing Institute Drive.

- b.** Off-street parking and loading areas where required, with particular attention to the items in paragraph (a) above, and the economic, noise, glare, or odor effects of the special permit on adjoining properties and properties generally in the district.

Provided plans indicate provision of 288 parking spaces (46 spaces in excess of the 242 required.) We note the provided narrative cites a proposal of 2,000sf of retail space while the provided plans show 14,044sf of proposed retail space, with appropriate parking for the latter. The applicant may wish to clarify the proposed amount of retail space.

Outdoor furnishings such as benches, trash receptacles, and bike racks, identified on the plans, should include construction details and be of high quality.

- c.** Refuse collection or disposal and services areas, with particular reference to items in paragraphs (a) and (b) above.

All proposed dumpster locations are enclosed and located in areas that minimize potential for nuisance. Details on the proposed enclosure should be added to the Construction details sheet.

- d.** Screening and buffering with reference to type, dimensions and character.

The Applicant may wish to consider additional landscaping or buffering along the edges of the northern-most parking lots to more adequately comply with Section 12.7.2 of the Grafton Zoning Bylaw. We note the existing landscaping may obscure sightlines and proposed signage in this area.

There is existing vegetative buffering between the proposed structures and the northeasterly and northwesterly abutters. Fencing is proposed along the southern portion of the site, however the type is not specifically labelled. The applicant may wish to clarify if this is intended to be the 6' white vinyl fence proposed in other similar locations.

- e.** Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

Additional signage detail should be provided to illustrate conformance with Section 12.10.9 of the Grafton Zoning Bylaw. Signage details should be included on the provided detail sheets.

The proposed site lighting is appears appropriate in scale and design and does not appear to adversely illuminate abutting property or ways. Details on light fixture cutoffs should be included on plans. We respectfully defer to the Board if the provided lighting detail is sufficient to specify lighting task (security, pedestrian, accent), or if additional detail is required.

- f.** Required yards and other open space; and

The provided Landscape Plans must be prepared by a registered landscape architect, unless waived by the Board in accordance with Section 12.9.2 of the Grafton Zoning Bylaw. Plans indicate a proposed pocket park in a central site location and significant lawn space, however, the Board may wish to request additional information regarding the proposed pocket park; additional patio, landscape and seating features; calculations of outside space and type (civic, public, private), and other considerations outlined in the Outdoor Amenity Space illustration.

The Applicant should consider if amenity space can be provided between the proposed residential structures.

- g. General compatibility with adjacent properties and other property in the district.**

Although the site utilizes existing vegetation and proposed fencing to minimize impacts on abutting properties, the proposed design of the mixed use buildings does not reflect the local vernacular. We respectfully suggest using Tufts Veterinary Campus and other similar scale buildings in Grafton as reference.

Design standards included in Section 12.10 of the Grafton Zoning Bylaw should be reviewed and included, in addition to the transparency requirements. We note the proposed mixed use buildings feature large expanses of glass windows on the storefronts that do not face the public street (Rt 30).

- h. There will not be any significant adverse impact on any public or private water supply.**

The property is located in the Water Supply protection overlay district. The proposed use is permitted in the underlying district, so no additional approval under the bylaw is required, with the exception of performance standards which will be reviewed through Conservation and review of the Stormwater bylaw.

- i. If the subject site is located within the Water Supply Protection Overlay District, there will not be any significant or cumulative impact upon municipal water supplies, and the Board shall give appropriate consideration to contamination by nitrate-nitrogen loading in making this determination.**

(T.M. 10-28-86)

The property is located in the Water Supply protection overlay district. The proposed use is permitted in the underlying district, so no additional approval under the bylaw is required, except for performance standards which will be reviewed through Conservation and review of the Stormwater bylaw.

- j. Protect important historic, cultural and scenic landscapes. (TM 10-18-99)**

The Applicant should consider limiting the proposed limit of clearing for the project. Retaining existing vegetation to the extent possible will preserve the existing scenic woodland while reducing the need for replanting and may be incorporated into proposed site landscaping in a way that reduces future site maintenance of lawn areas, while minimizing potential environmental impacts.

Thank you.